

**PHASE 5**  
**FIELD NOTE DESCRIPTION**  
**OF APPROXIMATELY 1.147 SQUARE MILES**  
**FOR POLITICAL BOUNDARY PURPOSES**

BEING AN APPROXIMATELY 1.147 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 767.849 ACRE TRACT CONVEYED TO OCEAN VIEW PROPERTY GROUP, LTD, SAID 1.147 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A POINT SITUATED ON THE EXISTING BULVERDE CITY LIMIT LINE, BEING APPROXIMATELY 668 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 46 AND ON THE COMMON EASTERLY BOUNDARY LINE OF THAT CERTAIN 10.7 ACRE TRACT CONVEYED TO STUDER MORTON COMPANIES, INC AND THE WESTERLY BOUNDARY LINE OF SAID OCEAN VIEW PROPERTY GROUP, LTD TRACT;

**THENCE**, INTO SAID OCEAN VIEW TRACT THE FOLLOWING COURSES:

IN A NORTHEASTERLY DIRECTION, ALONG SAID EXISTING CITY LIMIT LINE, BEING APPROXIMATELY 640 FEET SOUTH OF SAID RIGHT OF WAY, AN APPROXIMATE DISTANCE OF 4932 FEET TO A POINT MARKING THE MOST EASTERLY CORNER OF SAID EXISTING CITY LIMITS AND A CORNER OF THIS TRACT;

IN A NORTHWESTERLY DIRECTION, AN APPROXIMATE DISTANCE OF 652 FEET TO A POINT IN SAID RIGHT OF WAY;

**THENCE**, IN A NORTHEASTERLY DIRECTION, ALONG SAID RIGHT OF WAY, AN APPROXIMATE DISTANCE OF 1738 FEET TO A POINT MARKING THE COMMON NORTHEASTERLY CORNER OF SAID OCEAN VIEW TRACT AND THE NORTHWESTERLY CORNER OF THE  $\pm$  15.935 ACRE AMERICAN CKRITICAL ENERGY SYSTEMS TRACT;

IN A SOUTHERLY DIRECTION, AND ALONG THE WESTERLY BOUNDARY LINE OF SAID AMERICAN CKRITICAL ENERGY SYSTEMS TRACT AND THE AMMA BELL GREEN ESTATE TRACT, AN APPROXIMATE DISTANCE OF 5989 FEET FOR THE SOUTHEASTERLY CORNER OF THIS TRACT;

**THENCE**, IN A SOUTHWESTERLY DIRECTION, SEVERING SAID OCEAN VIEW TRACT, AN APPROXIMATE DISTANCE OF 3019 FEET FOR THE SOUTHERLY CORNER OF THIS TRACT SITUATED ON THE COMMON NORTHERLY BOUNDARY LINE OF THE ROGER AND DARCIE BOWLER TRACT AND THE SOUTHERLY LINE OF SAID OCEAN VIEW TRACT;

**THENCE**, IN A NORTHWESTERLY DIRECTION, ALONG SAID COMMON BOUNDARY LINE AND THE COMMON SOUTHERLY BOUNDARY LINE OF SAID OCEAN VIEW TRACT AND COMAL TRACE SUBDIVISION, AN APPROXIMATE DISTANCE OF 2997 FEET TO THE SOUTHWESTERLY CORNER OF THIS TRACT;

**THENCE**, IN A NORTHERLY DIRECTION, ALONG SAID COMMON WESTERLY BOUNDARY LINE OF SAID OCEAN VIEW TRACT AND SAID COMAL TRACE SUBDIVISION, AN APPROXIMATE DISTANCE OF 3371 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 1.147 SQUARE MILES OF LAND, MORE OR LESS.

# POLITICAL BOUNDARY ANNEXATION TO CITY OF BULVERDE PHASE-5 EXHIBIT

